

MANAGEMENT CERTIFICATE FOR  
LUCKEY RANCH HOMEOWNERS ASSOCIATION, INC.  
BEXAR COUNTY

STATE OF TEXAS §  
COUNTY OF BEXAR §

1. **Name of Subdivision:** Luckey Ranch
2. **Name of Association:** Luckey Ranch Homeowners Association, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Luckey Ranch Homeowners Association, Inc., 3424 Paesanos Parkway, Suite 100, San Antonio, TX 78231
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax. Email: [sanantonio@fsresidential.com](mailto:sanantonio@fsresidential.com) Community Website: <https://luckeyranch.connectresident.com/>
7. **Resales Disclosure Package: \$375.00**  
**Homeowner Setup/ Unit Transfer Fee:** There is a transfer fee in the amount of \$275.00 collected at closing from the buyer.
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Luckey Ranch Homeowners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

Luckey Ranch Homeowners Association, Inc.

By: Eugene Patillo

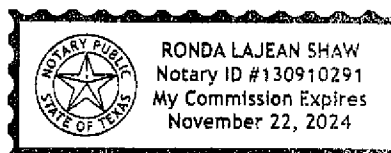
Print Name: Eugene Patillo  
Print Title: Managing Agent

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 28th day of December 2021 by Eugene Patillo, the Managing Agent of the Luckey Ranch Homeowners Association, Inc. on behalf of the Association.

Ronda Lajeon Shaw  
Notary Public – State of Texas

**After Recording Return To:**  
FirstService Residential San Antonio, LLC,  
3424 Paesanos Parkway, Suite 100,  
San Antonio, TX 78231



## EXHIBIT "A"

**Luckey Ranch Homeowners Association, Inc.**, a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Luckey Ranch Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
07/26/2011	DCCR Unit 2	20110131043
08/02/2011	Bylaws	20110136172
11/15/2021	DCCR 1 <sup>st</sup> Amendment Unit 2	20110202008
12/27/2011	Rain Barrell Policy	20110229309
12/27/2011	Display of Religious Items	20110229311
12/27/2011	Collection Policy and Payment Plan Guidelines	20110229312
12/27/2011	Flag Display Policy	20110229317
12/27/2011	Document Retention, Access, Production and Copying Policy	20110229319
12/27/2011	Solar Energy Devices and Roofing Materials Policy	20110229740
03/07/2012	Certificate of Formation	20120041816
06/12/2012	Annexation Unit 4	20120109875
04/01/2013	Annexation Unit 5	20130062060
01/24/2014	Annexation Unit 8, 9, 10A	20140011730
06/30/2015	Annexation Unit 24	20150117404
09/03/2015	Annexation Unit 23	20150169382
02/25/2016	Annexation to DCCR	20160034655
07/12/2016	Electric Line Right of Way Agreement	20160132877
10/14/2016	Certificate of Annexation to DCCR Unit 10B	20160203868
11/16/2016	Statutory Notice to Purchasers of Real Property	20160227326
11/28/2016	Annexation to DCCR	20160234052
02/03/2017	Statutory Notice to Purchasers of Real Property	20170022437
09/07/2017	Certificate of Annexation to DCCR	20170177847
02/08/2018	Deannexation and Ratification of Certificate of Annexation to DCCR	20180023219

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210359794  
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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/29/2021 9:41 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk